

## 9 Willow Bank, Cheadle Hulme

Freehold

THREE BEDROOM DETACHED HOME • EXTENDED GROUND FLOOR WITH OPEN-PLAN DINING-KITCHEN • WELL-PRESENTED THROUGHOUT • QUIET CUL-DE-SAC LOCATION • CLOSE TO EXCELLENT TRANSPORT LINKS • WEST-FACING REAR GARDEN





A fabulous three bedroom detached home sitting on a quiet cul-de-sac close to excellent transport links including the A34, A555 and motorway network. Presented beautifully throughout with an impressive open-plan dining kitchen.

Council Tax band: D

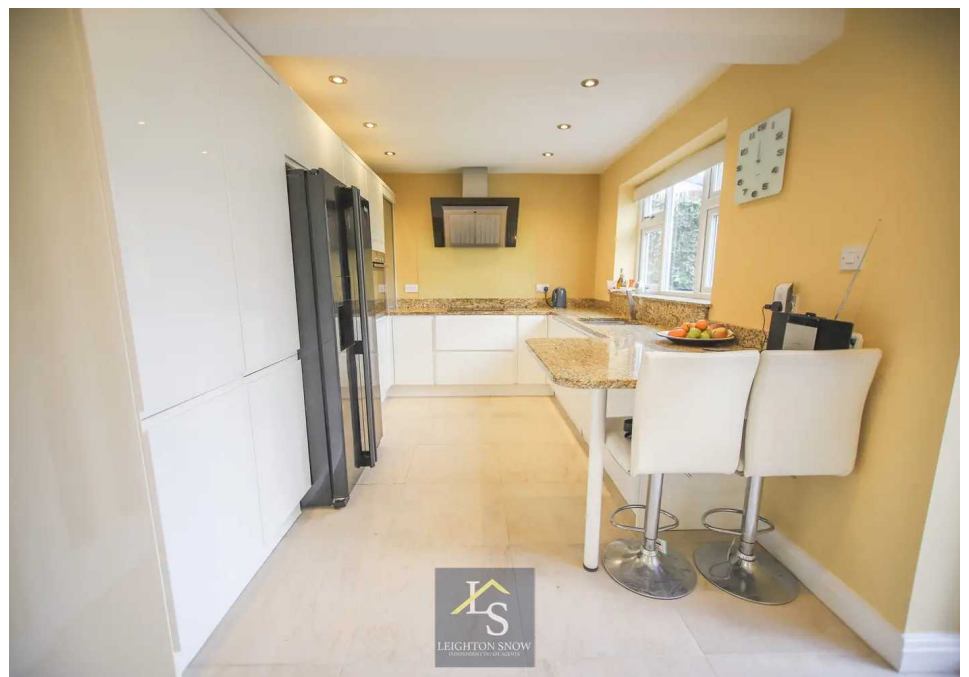
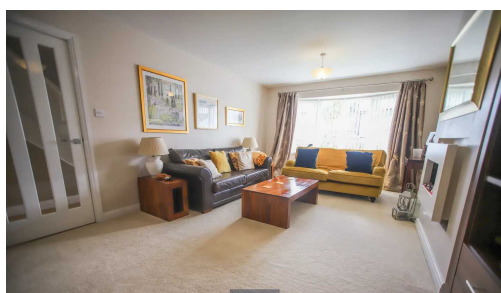
Tenure: Freehold

EPC Energy Efficiency Rating: D

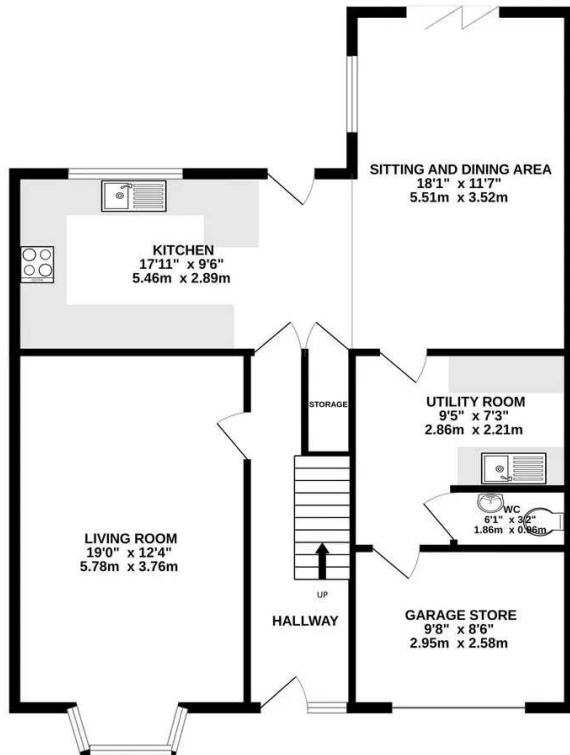
EPC Environmental Impact Rating: D



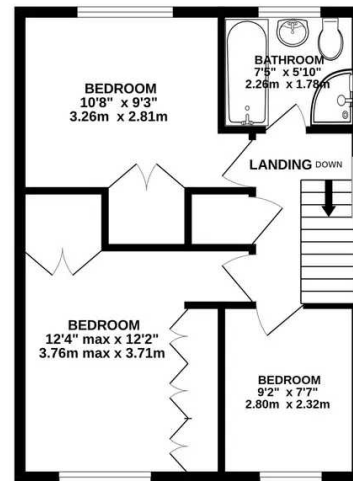
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GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Situated behind a front lawn and tarmac driveway the hallway provides a large and welcoming entrance. Situated at the foot of the hall and spanning the width of the property is the impressive dining kitchen and sitting room. The kitchen comprises of modern units alongside a door outside to a covered paved patio in the rear garden. The kitchen opens into the dining and living space with vaulted ceiling incorporating skylights and bi-folding doors, leading out to the west-facing rear garden. Off the dining area sits a spacious utility room which in turn leads to a WC, and provides internal access to the garage store, which can also be accessed via an electric up and over door from the driveway. The ground floor is completed by a large living room with modern fireplace and charming bay window.

To the first floor there are three bedrooms and a family bathroom as well as excellent integrated storage. The bedrooms comprise of two doubles and a large single. The doubles both boast integrated storage and the master also benefits from fitted wardrobes. There is an additional airing cupboard on the landing. The family bathroom is a four-piece suite with bath, corner shower, WC and wash hand basin.

Externally the rear garden benefits from a west-facing aspect. It boasts a covered patio and a lawn enclosed by herbaceous flower beds and borders. There is access down the side of the property leading to the driveway at the front.





